



46 Fontwell Road, Selsey (Freehold)

Guide Price £340,000

 **Henry Adams**  
estate agents



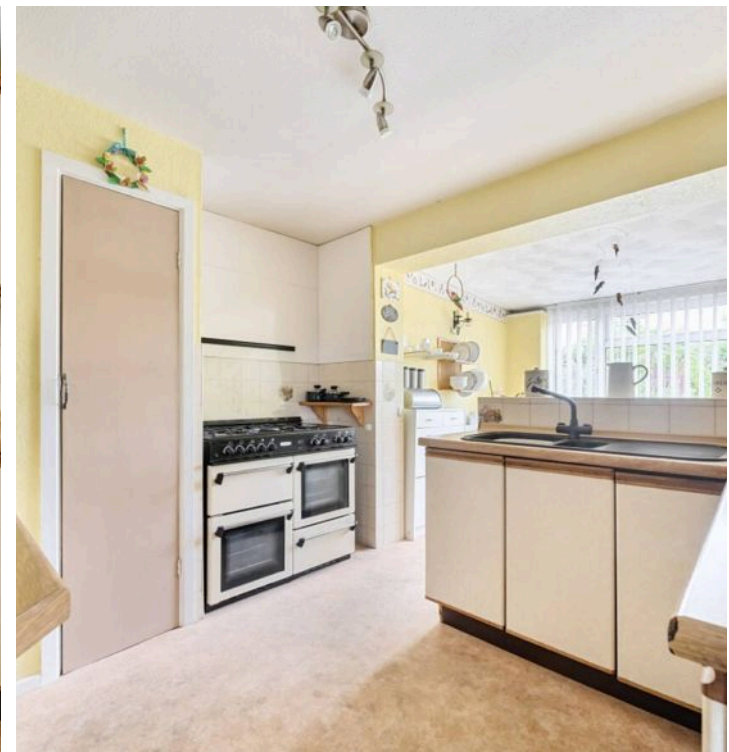
# 46 Fontwell Road

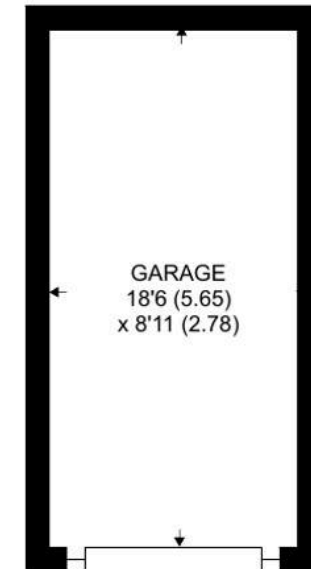
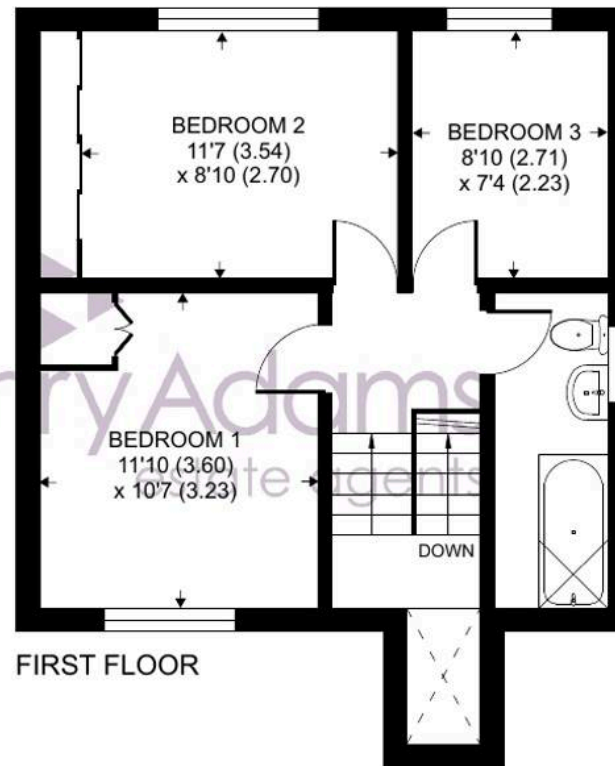
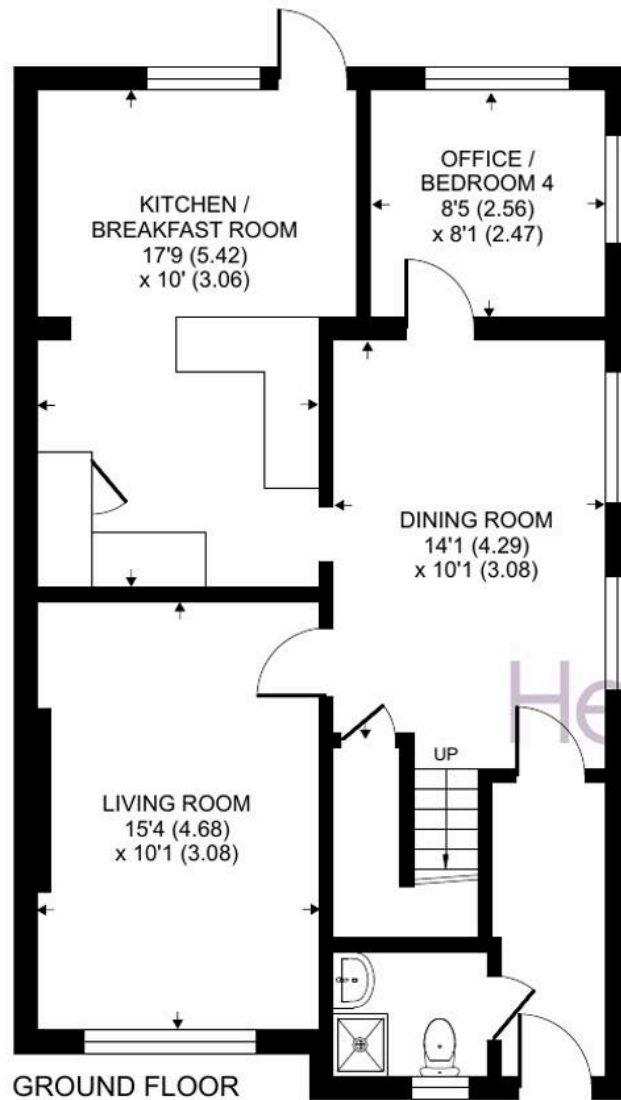
Selsey, Chichester

Presenting this charming semi-detached house to the market for the first time in over five decades, this unique property offers flexible living accommodation. Boasting three/four bedrooms, alongside two/three reception rooms (depending on how you'd need to configure the home), this home provides ample space for all family dynamics and living preferences. The well-thought-out extension to the kitchen breakfast room adds a contemporary touch to the traditional layout, offering a versatile space for dining and socialising. Of added benefit, the home has both a ground floor shower room and a 1st floor bathroom offering the flexibility of multi-generational living.

Benefiting from a desirable lack of onward chain, this property offers the opportunity of a seamless transition for any prospective buyer.

Council Tax band: D, EPC Rating: D





Approximate Area = 1133 sq ft / 105.2 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1298 sq ft / 120.5 sq m

For identification only - Not to scale









# 46 Fontwell Road

Selsey, Chichester

Situated within a 400 metres of the beach and a convenient 500 metres to local shops, this property epitomises coastal living at its finest. The driveway provides parking space for several vehicles, complemented by a detached single garage – a practical solution for storage or additional parking needs.

- Semi detached house offered for the 1st time in 56yrs
- Flexible accommodation
- 3/4 bedrooms
- 2/3 reception rooms
- Extended kitchen breakfast room
- Located within 400m of the beach and 500m of the shops
- Driveway for several cars and detached single garage
- NO onward chain







## Henry Adams - Selsey

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.